

089.0

0001

0023.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

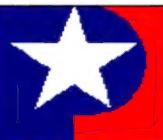
889,800 / 889,800

USE VALUE:

889,800 / 889,800

ASSESSED:

889,800 / 889,800


Patriot
Properties Inc.
PROPERTY LOCATION**IN PROCESS APPRAISAL SUMMARY**

| No | Alt No | Direction/Street/City |
|--------|--------|-----------------------|
| 35-35A | | PINE ST, ARLINGTON |

OWNERSHIP

Unit #:

| | |
|-----------------------------|--|
| Owner 1: KEATING PATRICIA A | |
| Owner 2: | |
| Owner 3: | |

Street 1: 35A PINE ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1:

Owner 2:

Street 1:

Twn/City:

St/Prov:

Postal:

NARRATIVE DESCRIPTION

This parcel contains .115 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1926, having primarily Asbestos Exterior and 2172 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrrms.

OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|------|------------|--------|----------|
| | | | |
| | | | |
| | | | |
| | | | |

PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|------------|------|-------------|-----|---------|------|-------------|
| Z | R2 | TWO FAMIL | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exempt | | |
| Flood Haz: | | | | | | |
| D | | Topo | | | | |
| s | | Street | | | | |
| t | | Gas: | | | | |

LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|----------|-------------|----------|-------------|--------------------|-----------|-----------|-----------|------------|------------|------|-------|-------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| 104 | Two Family | | 5000 | | Sq. Ft. | Site | | 0 | 70. | 1.14 | 5 | | | | | | | | | 399,000 | | | | | | 399,000 | |

Total AC/Ha: 0.11478

Total SF/SM: 5000

Parcel LUC: 104 Two Family

Prime NB Desc ARLINGTON

Total: 399,000

Spl Credit

Total: 399,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling

apro

2023

EXTERIOR INFORMATION

| | |
|---------------|-------------------|
| Type: | 13 - Multi-Garden |
| Sty Ht: | 2 - 2 Story |
| (Liv) Units: | 2 Total: 2 |
| Foundation: | 2 - Conc. Block |
| Frame: | 1 - Wood |
| Prime Wall: | 5 - Asbestos |
| Sec Wall: | % |
| Roof Struct: | 1 - Gable |
| Roof Cover: | 1 - Asphalt Shgl |
| Color: | GRAY |
| View / Desir: | |

GENERAL INFORMATION

| | |
|---------------|-------------|
| Grade: | C - Average |
| Year Blt: | 1926 |
| Eff Yr Blt: | |
| Alt LUC: | |
| Alt %: | |
| Jurisdict: | G11 |
| Fact: | . |
| Const Mod: | |
| Lump Sum Adj: | |

INTERIOR INFORMATION

| | |
|---------------|---------------|
| Avg Ht/FL: | STD |
| Prim Int Wal: | 2 - Plaster |
| Sec Int Wall: | % |
| Partition: | T - Typical |
| Prim Floors: | 3 - Hardwood |
| Sec Floors: | % |
| Bsmnt Flr: | 12 - Concrete |
| Subfloor: | |
| Bsmnt Gar: | |
| Electric: | 3 - Typical |
| Insulation: | 2 - Typical |
| Int vs Ext: | S |
| Heat Fuel: | 2 - Gas |
| Heat Type: | 5 - Steam |
| # Heat Sys: | 2 |
| % Heated: | 100 |
| % AC: | 100 |
| Solar HW: | NO |
| Central Vac: | NO |
| % Com Wal | % Sprinkled |

MOBILE HOME

| | | | | | | | | | |
|-------|--|--------|--|-----------|--|-------|--|--------|--|
| Make: | | Model: | | Serial #: | | Year: | | Color: | |
|-------|--|--------|--|-----------|--|-------|--|--------|--|

SPEC FEATURES/YARD ITEMS

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|------|-------------|---|-----|-----|----------|------|-----|------|------------|-----|-----|-----|------|-------|------------|------|-------|--------------|
| 3 | Garage | D | Y | 1 | 18X18 | G | GD | 2008 | 28.40 | T | 6.6 | 104 | | | 8,600 | | | 8,600 |

BATH FEATURES

| | | | |
|------------|---|---------|---------|
| Full Bath: | 2 | Rating: | Average |
| A Bath: | | Rating: | |
| 3/4 Bath: | | Rating: | |
| A 3QBth: | | Rating: | |
| 1/2 Bath: | | Rating: | |
| A HBth: | | Rating: | |
| OthrFix: | | Rating: | |

RESIDENTIAL GRID

| | | | | |
|--------------|--------|--------|----------|------------------------|
| 1st Res Grid | Desc: | Line 1 | # Units: | 2 |
| Level | FY | LR | DR | D K FR RR BR FB HB L O |
| Other | | | | |
| Upper | | | | |
| Lvl 2 | | | | |
| Lvl 1 | | | | |
| Lower | | | | |
| Totals | RMS: | 10 | BRs: | 4 |
| | Baths: | 2 | HB: | |

OTHER FEATURES

| | | | |
|---------|---|---------|---------|
| Kits: | 1 | Rating: | Good |
| A Kits: | 1 | Rating: | Average |
| Fpl: | | Rating: | |
| WSFlue: | | Rating: | |

CONDOS INFORMATION

| | |
|--------------|--|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

DEPRECIATION

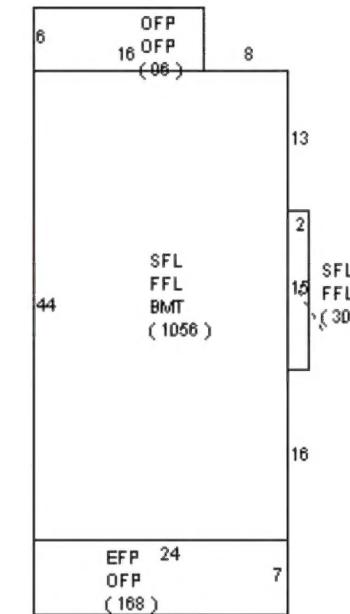
| | | |
|-------------|-----------|-------|
| Phys Cond: | GD - Good | 18. % |
| Functional: | | % |
| Economic: | | % |
| Special: | | % |
| Override: | | % |
| Total: | 18.6 | % |

CALC SUMMARY

| | |
|--------------------|------------|
| Basic \$ / SQ: | 180.00 |
| Size Adj.: | 1.13342535 |
| Const Adj.: | 0.93100190 |
| Adj \$ / SQ: | 189.940 |
| Other Features: | 105762 |
| Grade Factor: | 1.00 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 592344 |
| Depreciation: | 110176 |
| Depreciated Total: | 482168 |
| WtAv\$/SQ: | |
| AvRate: | |
| Ind.Val: | |
| Juris. Factor: | 1.00 |
| Before Depr: | 189.94 |
| Special Features: | 0 |
| Val/Su Net: | 128.38 |
| Final Total: | 482200 |
| Val/Su SzAd: | 222.01 |

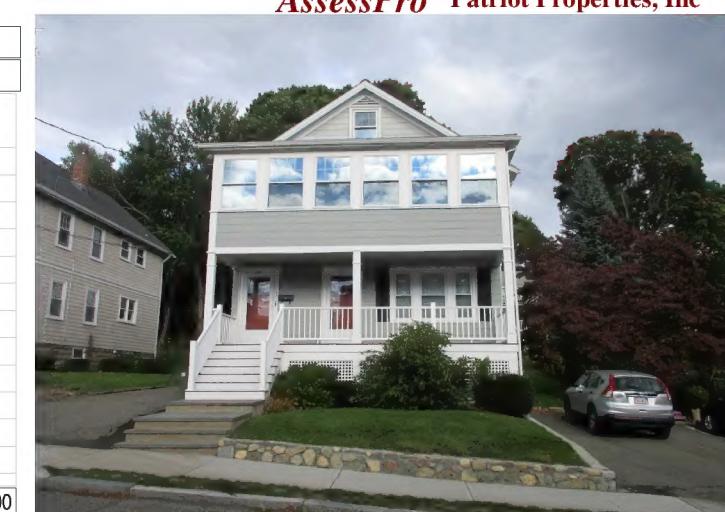
COMMENTS

pdas.

SKETCH**SUB AREA**

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|------|--------------|-----------|-----------|--------------|
| FFL | First Floor | 1,086 | 189.940 | 206,275 |
| SFL | Second Floor | 1,086 | 189.940 | 206,275 |
| BMT | Basement | 1,056 | 56.980 | 60,173 |
| OPF | Open Porch | 360 | 19.630 | 7,066 |
| EFP | Enclos Porch | 168 | 40.430 | 6,793 |

| | | | | | |
|--------------------|------|------------|--------|---------|------|
| Net Sketched Area: | | 3,756 | Total: | 486,582 | |
| Size Ad | 2172 | Gross Area | 3756 | FinArea | 2172 |

SUB AREA DETAIL**IMAGE**

AssessPro Patriot Properties, Inc